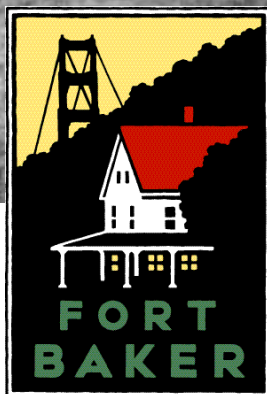
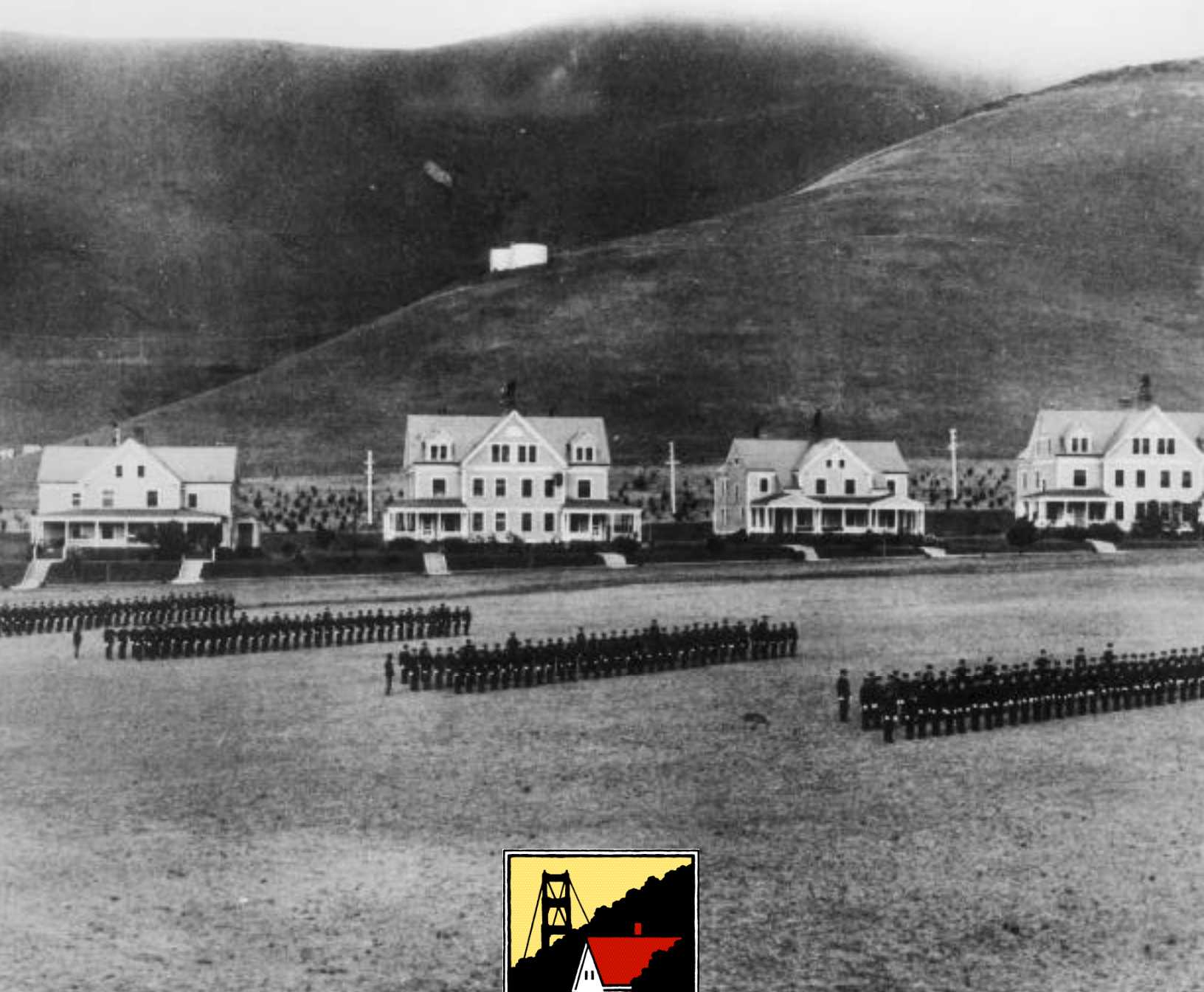


REQUEST FOR PROPOSALS



RETREAT AND CONFERENCE CENTER AT FORT BAKER

GOLDEN GATE NATIONAL RECREATION AREA
NATIONAL PARK SERVICE, UNITED STATES DEPARTMENT OF THE INTERIOR

THE PURPOSE OF THIS REQUEST FOR PROPOSALS (RFP) IS TO IDENTIFY THROUGH A PUBLIC, COMPETITIVE PROCESS A SINGLE RESPONDENT (SELECTED DEVELOPER) SELECTED BY THE NATIONAL PARK SERVICE (NPS) TO ENTER INTO EXCLUSIVE NEGOTIATIONS LEADING TO THE DEVELOPMENT AND OPERATION OF A RETREAT AND CONFERENCE CENTER AT FORT BAKER (PROJECT) OF THE TYPE ENVISIONED IN THE FORT BAKER PLAN AND FINAL ENVIRONMENTAL IMPACT STATEMENT (FEIS). NPS HAS ISSUED THIS RFP TO SOLICIT RESPONSES FROM A SELECT GROUP OF FOUR DEVELOPER/MANAGEMENT COMPANIES CHOSEN BY NPS IN JUNE, 2000 AFTER A NATIONWIDE REQUEST FOR QUALIFICATIONS (RFQ), RELEASED BY NPS IN OCTOBER 1999.

*The four Developer/Management Companies
invited to respond to this RFP are:*

ACQUEST REALTY ADVISORS WITH BENCHMARK HOSPITALITY
HISTORIC RESTORATION INC. WITH MARRIOTT CONFERENCE CENTERS
JONES LANG LASALLE WITH HARRISON CONFERENCE CENTERS
PASSPORT RESORTS

This RFP solicitation is based upon the leasing authority granted to NPS by Public Law 105-277 (October 21, 1998), Public Law 106-113 (November 29, 1999), Public Law 106-291 (October 11, 2000), and all relevant applicable law regarding leasing in National Parks. The RFP addresses certain buildings and lands at Fort Baker currently under the jurisdiction of the U.S. Army. Any lease agreement with a Selected Developer is contingent upon completion of a transfer of the property from the U.S. Army to NPS, which is expected but not guaranteed to occur in July 2001.

Fort Baker will be part of the Golden Gate National Recreation Area (GGNRA), a unit of NPS.
It will remain under exclusive federal jurisdiction following transfer to NPS.

R E Q U E S T F O R P R O P O S A L S

R E L E A S E D A T E : A P R I L 1 7 , 2 0 0 1

S U B M I T T A L D A T E : A U G U S T 1 3 , 2 0 0 1

R E T R E A T A N D C O N F E R E N C E C E N T E R A T F O R T B A K E R

G O L D E N G A T E N A T I O N A L R E C R E A T I O N A R E A

N A T I O N A L P A R K S E R V I C E

U N I T E D S T A T E S D E P A R T M E N T O F T H E I N T E R I O R

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